

PROPERTY FEATURES & ATTRIBUTES

4018 SOUTHPOINTE DRIVE, CARSON CITY, NV 89701

HIGHLIGHTS

Comfortable Open Concept Layout—Family Room, Kitchen & Dining Area
(HIGHLIGHTS)

Primary Suite w/ Dual Sinks, Shower Stall, Soaking Tub & Walk-In Closet (HIGHLIGHTS)

2-Car Garage—Finished Walls & Ceiling, Storage Area, & Workbench (HIGHLIGHTS)

Recent Roof Replacement (HIGHLIGHTS)

Recent Exterior/Interior Paint (HIGHLIGHTS)

Recent Laminate Plank Flooring (HIGHLIGHTS)

Newer Furnace & Air Conditioner—Manufactured 2023 (HIGHLIGHTS)

Corner Lot w/ Xeriscape Front Yard & Zeroscape Back Yard (HIGHLIGHTS)

Annual Real Property Taxes— \$3,505.08 (HIGHLIGHTS)

Covenants, Conditions & Restrictions—CC&Rs (HIGHLIGHTS)

NO Homeowners Association—NO HOA (HIGHLIGHTS)

LOCATION

Nevada, Carson City, 89701 (LOCATION)

South Pointe—Subdivision (LOCATION)

LOT

0.15 Acres / 6534 Square Feet (LOT)

Level Topography (LOT)

Corner (LOT)

Land Use—200 : Single Family Residence (LOT)

Zoning—SF6 (LOT)

Flood Zone—X (LOT)

HOUSE

Single-Family Residence—Constructed 1998 (HOUSE)

Contemporary Style (HOUSE)

1740 Square Feet (HOUSE)

Recent Interior/Exterior Paint (HOUSE)

Thermal Insulated, Vinyl Framed, Single Hung & Quarter-Round Windows (HOUSE)

Gable Roof w/ Composition Shingle Roof Covering & Partial Gutters (HOUSE)

Soffit Vents, Roof Vents, Foundation Vents & Exhaust Fan (HOUSE)

Press Board Horizontal Lap & T-111 Siding w/ Stone Veneer (HOUSE)

Poured Concrete Footing & Stem Wall (HOUSE)

R-30+ Loose Fill Attic Insulation (HOUSE)

R-11 Fiberglass Batts Foundation Stemwall Insulation (HOUSE)

6-Mil Black Plastic Vapor Barrier (HOUSE)

Lennox 88,000-BTU Natural Gas Forced Air Furnace—Manufactured 2023 (HOUSE)

Lennox 4-Ton Central Air Conditioner—Manufactured 2023 (HOUSE)

Bradford-White 50-Gallon Natural Gas Water Heater (HOUSE)

100-AMP Panel (HOUSE)

ENTRY

Shed Ceiling (ENTRY)

Chandelier Light Fixture (ENTRY)

Steel-Clad Entry Door w/ Security Door & Window Insert (ENTRY)

Sidelights w/ Aluminum Mini Blinds (ENTRY)

Coat Closet w/ Wire Shelving & Hanging Wire (ENTRY)

Laminate Plank Flooring (ENTRY)

OPEN FLOOR CONCEPT

Family Room (OPEN FLOOR CONCEPT)

Kitchen (OPEN FLOOR CONCEPT)

Dining Room (OPEN FLOOR CONCEPT)

FAMILY ROOM

Vaulted Ceiling (FAMILY ROOM)

Ceiling Fan & Light Fixture Combination (FAMILY ROOM)

Decorative Ceiling Alcove (FAMILY ROOM)

Gas Log Fireplace w/ Ceramic Tile Surround (FAMILY ROOM)

Media Niche w/ LG Television—Personal Property (FAMILY ROOM)

Sliding Patio Door w/ Vertical Vinyl Blinds (FAMILY ROOM)

Laminate Plank Flooring (FAMILY ROOM)

KITCHEN

GE Electric 4-Burner Range—Personal Property (KITCHEN)

GE Over-The-Range Microwave w/ Ventilation Hood—Built In (KITCHEN)

Frigidaire Refrigerator—Personal Property (KITCHEN)

Frigidaire Dishwasher—Built In (KITCHEN)

Double Basin Sink w/ Joneca Garbage Disposal (KITCHEN)

Vaulted Ceiling (KITCHEN)

Fluorescent Light Tube & Recessed Light Fixtures (KITCHEN)

Ceramic Tile Countertops & Backsplash (KITCHEN)

Recessed Panel Upper Cabinets (KITCHEN)

Recessed Panel Lower Cabinets w/ Pull-Out Drawers & Slab Drawers (KITCHEN)

Kitchen Island w/ Breakfast Bar for 6 (KITCHEN)

Ice Block Window (KITCHEN)

Laminate Plank Flooring (KITCHEN)

DINING ROOM

Vaulted Ceiling (DINING ROOM)

Ceiling Fan & Light Fixture Combination (DINING ROOM)

Single Hung Windows w/ Wood Blinds (DINING ROOM)

Laminate Plank Flooring (DINING ROOM)

LIVING ROOM

Vaulted Ceiling (LIVING ROOM)

Chandelier Light Fixture (LIVING ROOM)

Single Hung Windows w/ Wood Blinds & Quarter-Round Windows w/ Stained Glass Film (LIVING ROOM)

Laminate Plank Flooring (LIVING ROOM)

PRIMARY SUITE

Primary Bedroom (PRIMARY SUITE)

Primary Bathroom (PRIMARY SUITE)

Primary Walk-In Closet (PRIMARY SUITE)

PRIMARY BEDROOM

Shed Ceiling (PRIMARY BEDROOM)

Ceiling Fan & Light Fixture Combination (PRIMARY BEDROOM)

Single Hung Windows w/ Wood Blinds (PRIMARY BEDROOM)

Carpet Flooring (PRIMARY BEDROOM)

PRIMARY BATHROOM

Dual Vanities w/ Single Sinks, Ceramic Tile Countertop, Recessed Panel Lower Cabinets, Slab Drawers & Vanity Light Fixtures (PRIMARY BATHROOM)

Soaking Tub with Ceramic Tile Tub Deck & Tub Surround (PRIMARY BATHROOM)

Privacy Water Closet w/ Shower Stall w/ Ceramic Tile Shower Walls & Flooring & Grab Bar, Toilet, Flush Mounted Light Fixture & Exhaust Fan (PRIMARY BATHROOM)

Recessed Light Fixture (PRIMARY BATHROOM)

Ice Block Windows w/ Wood Blinds (PRIMARY BATHROOM)

Laminate Plank Flooring (PRIMARY BATHROOM)

PRIMARY WALK-IN CLOSET

Flush Mounted Light Fixture (PRIMARY WALK-IN CLOSET)

Wire Shelving & Hanging Wires (PRIMARY WALK-IN CLOSET)

Attic & Crawlspace Scuttles (PRIMARY WALK-IN CLOSET)

Carpet Flooring (PRIMARY WALK-IN CLOSET)

BEDROOM 1

Vaulted Ceiling (BEDROOM 1)

Flush Mounted Light Fixture (BEDROOM 1)

Reach-In Closet w/ Bifold Closet Doors & Shelving (BEDROOM 1)

Single Hung Windows w/ Wood Blinds & Quarter-Round Windows w/ Stained Glass Film (BEDROOM 1)

Carpet Flooring (BEDROOM 1)

BEDROOM 2

Flush Mounted Light Fixture (BEDROOM 2)

Walk-In Closet w/ Flush Mount Light Fixture & Wire Shelving & Hanging Wire (BEDROOM 2)

Single Hung Windows w/ Wood Blinds (BEDROOM 2)

Privacy Door to/from Private Access Bathroom (BEDROOM 2)

Carpet Flooring (BEDROOM 2)

BATHROOM

Vanity w/ Dual Sinks, Ceramic Tile Countertop, Recessed Panel Lower Cabinets, Slab Drawers & Vanity Light Fixture (BATHROOM)

Privacy Water Closet w/ Bathtub/Shower Combination w/ Ceramic Tile Shower Walls & Grab Bar, Toilet, Flush Mounted Light Fixture, Exhaust Fan & Ice Block Window (BATHROOM)

Privacy Doors to/from Bedroom 2 & to/from Hallway (BATHROOM)

Laminate Plank Flooring (BATHROOM)

HALLWAY

Privacy Door to/from Primary Suite (HALLWAY)

Privacy Door to/from Bedroom 1 (HALLWAY)

Privacy Door to/from Bedroom 2 (HALLWAY)

Privacy Door to/from Bathroom (HALLWAY)

Linen Closet w/ Wire Shelving (HALLWAY)

Recessed Light Fixtures (HALLWAY)

Honeywell Programmable Thermostat (HALLWAY)

CO Detector (HALLWAY)

Laminate Plank Flooring (HALLWAY)

LAUNDRY ROOM

GE Washer & Dryer—Personal Property (LAUNDRY ROOM)

220V Dryer Hookup (LAUNDRY ROOM)

Fluorescent Light Tube Fixture (LAUNDRY ROOM)

Exhaust Fan (LAUNDRY ROOM)

Recessed Panel Upper Cabinets w/ Shelves (LAUNDRY ROOM)

Electrical Panel (LAUNDRY ROOM)

Laminate Plank Flooring (LAUNDRY ROOM)

GARAGE

2-Car Capacity w/ Storage Area (GARAGE)

Attached (GARAGE)

Double Garage Door w/ Automatic Opener & Window Inserts (GARAGE)

Lennox 88,000-BTU Natural Gas Forced Air Furnace—Manufactured 2023 (HOUSE)

Bradford-White 50-Gallon Natural Gas Water Heater (HOUSE)

Work Bench w/ Upper Cabinets, Lower Cabinets & Drawers (GARAGE)

Finished Walls & Ceilings (GARAGE)

Attic Scuttle (GARAGE)Fluorescent Light Tube Fixtures (GARAGE)

Single Hung Windows w/ Wood Blinds (GARAGE)

Concrete Slab Flooring (GARAGE)

FRONT YARD

Xeriscape w/ Hedge, Tree, Bushes, Decorative Landscape Rock & Bark Nuggets (FRONT YARD)

Split Rail Vinyl Fence (FRONT YARD)Covered Concrete Porch w/ Steps & Handrail (FRONT YARD)

Concrete Driveway (FRONT YARD)

East Gate & South Gate to/from Back Yard (FRONT YARD)

BACK YARD

Covered Concrete Patio w/ Recessed Light Fixtures (BACK YARD)

Concrete Walkway (BACK YARD)

Zeroscape w/ Decorative Landscape Rock & Bark Nuggets (BACK YARD)

East Gate & South Gate to/from Front Yard (BACK YARD)

Lennox 4-Ton Central Air Conditioner—Manufactured 2023 (BACK YARD)

UTILITIES

Electricity (UTILITIES)

Natural Gas (UTILITIES)

Municipal Water & Sewer (UTILITIES)

Telephone (UTILITIES)

Cable (UTILITIES)

Cellular Coverage Available (UTILITIES)

Internet Available (UTILITIES)

PLACES OF INTEREST

≈2.6 Miles to Carson City Fire Department (PLACES OF INTEREST)

≈2.7 Miles to Carson City Sherriff's Office (PLACES OF INTEREST)

≈7.7 Miles to Carson Tahoe Regional Medical Center (PLACES OF INTEREST)

≈32.8 Miles to Reno-Tahoe International Airport (PLACES OF INTEREST)

≈1.6 Miles to Seeliger Elementary School (PLACES OF INTEREST)

≈4.1 Miles to Eagle Valley Middle School (PLACES OF INTEREST)

≈3.5 Miles to Carson High School (PLACES OF INTEREST)

≈1.7 Miles to Clear Creek Plaza & Carson Valley Plaza (PLACES OF INTEREST)

≈6.1 Miles to North Carson Crossing Plaza (PLACES OF INTEREST)

≈1.8 Miles to Costco (PLACES OF INTEREST)

≈11.0 Miles to Genoa, Nevada (PLACES OF INTEREST)

≈13.1 Miles to Minden, Nevada (PLACES OF INTEREST)

≈14.3 Miles to Gardnerville, Nevada (PLACES OF INTEREST)

≈20.4 Miles to Zephyr Cove, Nevada (PLACES OF INTEREST)

≈23.0 Miles to Stateline, Nevada (PLACES OF INTEREST)

≈23.1 Miles to Incline Village, Nevada (PLACES OF INTEREST)

≈36.7 Miles to Reno & Sparks, Nevada (PLACES OF INTEREST)

≈25.8 Miles to South Lake Tahoe, California (PLACES OF INTEREST)

≈28.5 Miles to King's Beach, California (PLACES OF INTEREST)

≈38.0 Miles to Tahoe City, California (PLACES OF INTEREST)

≈40.8 Miles to Truckee, California (PLACES OF INTEREST)

≈118.0 Miles to June Lake, California (PLACES OF INTEREST)